

PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Application number: | 22/00055/LBC
Validated on: | 6th January 2022
Site address: | 82 Kingsholm Road
Proposal: | Listed building consent for a replacement roof (grade II listed building)

In exercise of its powers under the above-mentioned Act and Regulations the City Council as the Local Planning Authority **GRANT LISTED BUILDING CONSENT** for the works described above in accordance with the terms of the application subject to the following conditions:

Condition 1

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason

Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

Condition 2

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the details of the application form and the following drawing numbers and documents:

- Site Location Plan;
- Design and Access Statement (Proposed Work).

Reason

To ensure the development preserves the features of special architectural or historic interest and the setting of the listed building in accordance with the provisions of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to ensure the works comply with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), emerging policy D1 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Condition 3

All works of external repair, restoration and replacement shall exactly match the original features of the listed building.

Reason

To ensure the development preserves the features of special architectural or historic interest and the setting of the listed building in accordance with the provisions of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to ensure the works comply with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), emerging policy D1 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Condition 4

All rainwater guttering and downpipes shall be of metal finish, the details of which have first been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the profile and decorative finish of the guttering and downpipes. The guttering and downpipes shall then be installed and maintained for the life of the development in accordance with the approved details.

Reason

To ensure the development preserves the features of special architectural or historic interest and the setting of the listed building in accordance with the provisions of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to ensure the works comply with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), emerging policy D1 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Condition 5

The replacement roof shall be externally finished using either ESCO Merayo natural slate roof tiles (600x300mm) or ESCO-6 natural slate roof tiles (500x250mm) as confirmed within the email from Mr Dodd received by the local planning authority on 27th June 2022 and thereafter the building shall be maintained in that state.

Reason

To ensure the development enhances the features of special architectural or historic interest in accordance with the provisions of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to ensure the works comply with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), emerging policy D1 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning and Development Control Manager

Decision date: 8th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET